

Bruce, Michael

From: Kirstin Wells <kirstin_wells@yahoo.com>
Sent: Friday, May 27, 2022 12:20 PM
To: Zoning
Subject: June 1 Hearing 14-22-Z

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

To the Zoning Board:

This email is a public comment of support for the permit application of Rebecca Ralston, to operate a massage service pursuant to Section 8.3.

I have been a client of Ralston Massage for several years, as have many of my friends in the community. Rebecca is a expert in myofascial release therapy, and she has helped me over the years recover from various tennis and yoga-related injuries and has given me exercises to strengthen key muscles and avoid future injuries. I see Rebecca regularly and consider the body work that she provides as a key part of my physical health and wellness, along with regular exercise. I know many friends in the community who would say the same thing. As such, I see Ralston Massage as an important contributor to health and wellness in our community, and her new space at 1041 Chicago Avenue will be a welcome addition to the thriving locally-owned business community in Oak Park. I strongly support her application for a permit.

Sincerely,

Kirstin Wells
1124 Lake Street Unit 510
Oak Park IL 60301
210-289-5060

Bruce, Michael

From: Sarah Gibbs <sarahrgibbs@gmail.com>
Sent: Wednesday, June 1, 2022 9:03 AM
To: Zoning
Cc: Rebecca Ralston
Subject: Rebecca Ralston

<p>WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.</p>

Village of Oak Park Board,

I am writing to encourage you to approve Rebecca Ralston's request to operate her business at 1041 Chicago Avenue.

I started seeing Rebecca over 3 years ago with a lingering running injury. Not only has she helped me recover from that injury, she has successfully kept me running long distances injury free. Her practice is a treasure to the Oak Park running community. I know many runners that use her services regularly, and the new space on Chicago would greatly enhance her services.

I cannot think of a better addition to the Oak Park business and exercise community and hope the Board will grant approval to Rebecca Ralston.

Sincerely,
Sarah Gibbs

May 31, 2022

Re: Rebecca Ralston
Calendar Number: 14-22-Z

Dear Oak Park Zoning Board:

I am writing this letter to fully endorse Rebecca Ralston and her business, Ralston Massage and Bodywork, Inc. slated to open at 1041 Chicago Avenue.

Rebecca has been in business in Oak Park since 2008, and I was fortunate to be referred to her five years ago. Her services have been a complete game-changer for reducing pain and tension, increasing flexibility, and improving my sense of overall well-being. Rebecca runs a professional, appointment-only business with a high rate of referrals- I cannot even count the number of people I've met that see her on a regular basis and attribute her services to alleviating pain which had afflicted them for years. And it's all natural!

Ralston Massage and Bodywork, Inc. is not like the run-of-the-mill massage places that are popping up everywhere. Rebecca regularly works with people suffering from chronic pain, athletes, and others looking to improve range of motion and discomfort. She has run a successful business on Oak Park Avenue for 14 years, and I can say with utmost sincerity (as a real estate broker in Oak Park), that her move to 1041 Chicago Avenue will be an asset to the community.

I truly hope that the Board and community votes in favor of her new location.

Thank you,
Vickie Freund
747 Franklin Avenue, River Forest

@properties | CHRISTIE'S
C: 773.848.8932
1011 South Blvd.
Oak Park, IL 60302

Bruce, Michael

From: Nicole Radziszewski <nicole@mamasgottamove.com>
Sent: Tuesday, May 31, 2022 10:00 AM
To: Zoning
Subject: Testimony -- Ralston Massage and Bodywork

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

To the Zoning Board of Appeals:

I am writing this email in support of Rebecca Ralston, owner of Ralston Massage and Bodywork, with regards to the public hearing on June 1. I am a certified personal trainer, Restorative Exercise Specialist, and owner of Mama's Gotta Move, Inc., licensed and registered as a business in River Forest.

Rebecca has been a colleague of mine for more than 10 years. We met in 2010 while both working at the Fitness Formula Clubs Oak Park location, where I began regularly referring clients to Becca. When we both left the club to start our own businesses, I continued to refer clients to Becca in her location on Oak Park Avenue. She is knowledgeable, professional and exceptionally talented as a bodyworker and I believe is a gift to the Oak Park community. Currently four of my clients see Rebecca for bodywork on a regular basis, and two others regularly see the other massage therapist in her practice, Lisa Fougere. All of them are very pleased with the service they receive and plan to continue seeing Rebecca and Lisa in their new location.

If you have any questions or would like to speak further regarding Rebecca and her business, please don't hesitate to contact me at this email address or by phone at 847.530.3060.

Sincerely,
Nicole Radziszewski

--
Nicole Radziszewski, CPT, RES
President and Founder, Mama's Gotta Move, Inc.
Freelance fitness writer
www.mamasgottamove.com
<https://www.facebook.com/mamasgottamove>

Bruce, Michael

From: Julie Moller <julie@4moller.com>
Sent: Tuesday, May 31, 2022 9:25 AM
To: Zoning
Subject: Letter of Support Zoning for 1041 Chicago Avenue, Oak Park, Illinois, Property Index Number 16-07-102-030-0000-Ralston Massage

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Dear Village of Oak Park Zoning Board,

This letter is to express my exuberant support for a special use permit application for Rebecca Ralston (applicant) to operate a massage establishment at 1041 Chicago Avenue, Oak Park, Illinois. Property Index Number 16-07-102-030-0000, in the NC Neighborhood Commercial Zoning District.

I have been a client of Ralston Massage for over ten years. She has run her business professionally and been an integral part of the wellness community in Oak Park at her two former locations in the Village. While a resident in River Forest I saw Rebecca at Ralston Massage. She was instrumental in helping me heal from emergency back surgery. I have continued going to Ralston Massage even though I have moved downtown Chicago. Honestly, I would drive much further if need be to see Becca. I was thrilled to hear about the opportunity for a permanent home for her business on Chicago Avenue. It demonstrates a commitment to her business to own her own building rather than rent and provides the neighborhood with a caring business owner that will care for a historical building. Having Ralston Massage at 1041 Chicago Avenue will provide a home to her business that will thrive and provide a larger customer base that will support the businesses alongside her. Rebecca lives in the area with her husband and son and is a strong supporter of local business and often is a connecting force for her clients.

Ralston Massage is exactly the type of small business and business owner Oak Park should support. Inclusive, responsible and providing great service with integrity. I urge you to enthusiastically approve the zoning for Ralston Massage. Ralston Massage will be a good neighbor and is good for Oak Park. You could not find a better property and business owner!

I am happy to provide further information in support of Ralston Massage if any follow up is necessary.

Happy Customer and Supporter,

Julie Moller
1947 N. Dayton St.
Chicago, IL 60614
312.961.2306

Bruce, Michael

From: Liz Skalitzky <ehgska@gmail.com>
Sent: Monday, May 30, 2022 9:45 PM
To: Zoning
Subject: Rebecca Ralston permit application, Property Index No. 16-07-102-030-0000, (1041 Chicago Ave, OP) Calendar number 14-22-Z

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

I am writing in support of Rebecca Ralston's application to open her massage therapy studio at 1041 Chicago Avenue in Oak Park. Rebecca is a thoughtful and caring professional whose business is an asset to the community. She has provided therapy to me since she worked at FFC on Lake Street. With her help, I have been able to improve my quality of life using massage therapy to address issues with a shoulder and arthritis in my knee. I am grateful that she has chosen to invest in property in Oak Park in order to continue her business here.

I respectfully request that the Village grant Rebecca Ralston her permit in order for her to move her business to her property on Chicago Avenue.

Regards,

Liz Skalitzky
708-704-6281

Bruce, Michael

From: Yasmina Duwe <yduwe@mac.com>
Sent: Monday, May 30, 2022 4:59 PM
To: Zoning
Subject: Applicant, Rebecca Ralston, PIN: 16-07-102-030-0000

<p>WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.</p>

To: The Zoning Board of Appeals
Re: 1041 Chicago Ave., Oak Park, IL
Property Index No.: 16-07-102-030-0000
Applicant: Rebecca Ralston

Dear Board members:

I am fortunate to be an existing client of Rebecca Ralston (RMG) since December 2021. A friend recommended her and I had heard great things about her through word of mouth from other Oak Park friends. I was seeking relief for neck and upper back pain, in part due to hunched shoulders from the Chicago winter, in part due to mechanics from a tough pandemic experience as a mom to teenagers.

I felt relief shortly after the first session and looked forward to the next one. The pain eventually subsided through her therapeutic work. As we chatted, I mentioned that I was feeling arthritis in my thumbs and was unable to even open a jar or sometimes even a round door handle. She also provided relief for my thumbs to the point that I no longer have any pain. I didn't think that was possible without pain relievers, which I wanted to avoid.

There are so many stories about Rebecca's therapeutic healing work similar to mine. All sorts of other benefits have resulted from my sessions with her, including my increased strength, balance, and even improved posture. She is such an asset to our community and those seeking healing and wellness. She is honest, reliable, kind, and has a great sense of humor. (Healing in itself.)

I believe her skills are invaluable. We need more establishments in Oak Park like the one Rebecca owns and operates that focus on the health and well-being of its residents.

Sincerely,

Yasmina Duwe
636 Linden Ave.
Oak Park, IL 60302
(312) 618-0442

Bruce, Michael

From: Alison McConnell <alison.mcconnell@publicishealthmedia.com>
Sent: Monday, May 30, 2022 2:42 PM
To: Zoning
Subject: Letter in support of Ralston Massage (PIN # 16-07-102-030-0000)

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Dear Zoning Board –

I am writing in support of Rebecca Ralston, my long time massage therapist who has purchased a local property, 1401 Chicago Ave., to house her business. I have been a client of Rebecca's for more than 10 years. I started working with Rebecca after a car accident and her therapeutic massage work has helped to significantly improve my physical mobility and movement. I have found her not only to be an excellent and accomplished massage therapist but an upstanding example of a small business owner in our community. I have recommended Ralston Massage to many people in the area.

Rebecca is beloved by her clients for her depth of knowledge as well as her empathetic and intentional approach to wellness. She is an incredibly professional person who cares deeply for her client's wellbeing and for her community. I am confident that her decision to further put down roots as a small business owner in Oak Park will only serve to benefit the health and wellness of our community in greater ways.

Please feel free to reach out to me with any questions.

Sincerely,
Alison McConnell
726 William Street, River Forest
312-515-1683



Alison McConnell (she/her)
Chief Marketing Officer

M: +1 646.229.2119
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Bruce, Michael

From: Saddleton, Simon <ssaddleton@sidley.com>
Sent: Monday, May 30, 2022 11:32 AM
To: Zoning
Subject: CALENDAR NUMBER: 14-22-Z Rebecca Ralston

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

HEARING DATE: June 1, 2022

TIME: 7:00 p.m. or as soon thereafter as the Agenda permits

CALENDAR NUMBER: 14-22-Z

APPLICATION: The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, Rebecca Ralston, to operate a massage service establishment pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1041 Chicago Avenue, Oak Park, Illinois, Property Index Number 16-07-102-030-0000, in the NC Neighborhood Commercial Zoning District.

To the Oak Park Zoning Board of Appeals:

I am writing in support of the application filed by Rebecca Ralston to operate a massage service establishment at 1041 Chicago Avenue, Oak Park, Illinois. I was referred to Becca by a local physician when I moved to the area a few years ago and was suffering from back pain. She was almost immediately able to relieve the pain and I have been seeing her ever since. Her business operates with the utmost professional standards and she provides a much needed service to our local community. I have referred numerous people to Becca for body work and they have all become steadfast clients.

SIMON M. SADDLETON

SIDLEY AUSTIN LLP

One South Dearborn
Chicago, IL 60603
+1 312 853 3028 (office)
+1 617 947 9069 (mobile)
ssaddleton@sidley.com
www.sidley.com

SIDLEY

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If you are not the intended recipient, please delete the e-mail and any attachments and notify us immediately.

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TO: Village of Oak Park Zoning Board of Appeals
FROM: Brigid Anderson
DATE: May 27, 2022
RE: Rebecca Ralston
Number 16-07-102-030-0000

I am writing in support of the special use permit for Rebecca Ralston to operate a massage service located at 1041 Chicago Avenue, Oak Park, Illinois, Property Index Number 16-07-102-030-0000, in the NC Neighborhood Commercial Zoning District.

I have been a client of Rebecca Ralston for many years where she has operated her business in downtown Oak Park. Her client base is predominately from Oak Park but many clients come from surrounding areas as well. Nearby businesses probably benefit from the foot traffic of her clients. For example, I often stop for coffee on the corner of Oak Park Ave. & Lake St. after my appointment.

She has provided beneficial, therapeutic massage for 3 generations of my family. I know many people in the community who are her clients. Her therapy has proven very effective in treating sore muscles, sports injuries and headaches to name a few.

She is an upstanding member of our community and a good business owner. I respectfully ask that she be granted a permit. Thank you.

May 25, 2022

Alioto's Gift Shop
1118 Chicago Avenue
Oak Park, IL 60302

In re: 1041 Chicago Avenue, Oak Park, Illinois
PIN 16-07-102-030-0000

To the Village of Oak Park:

My name is Marilyn Alioto Bloom and I, along with my mother Serajeane Alioto, are the co-owners of Alioto's Gift Shop business and the building located at 1118 Chicago Avenue in Oak Park. We enthusiastically support the addition of Rebecca Ralston of Ralston Massage and Bodywork to our business district.

We both have been customers of Ralston Massage and Bodywork for almost 10 years. During this time, Rebecca has displayed a professional, caring and immaculately clean environment for her clients. Ralston Massage and Bodywork has always provided a calm, quiet and welcoming space that will enhance our upscale business district.

We will be available to offer additional testimony in support of Rebecca and Ralston Massage and Bodywork and we look forward to welcoming her to the neighborhood.

Best,

Marilyn Alioto Bloom

A handwritten signature in black ink that reads "Marilyn Alioto Bloom". The signature is written in a cursive, flowing style.

Alioto's Gift Shop

708-609-7735

Bruce, Michael

From: Emily Ruby <earuby@me.com>
Sent: Friday, May 27, 2022 4:58 PM
To: Zoning
Subject: Written testimony for Rebecca Ralston - 1041 Chicago Ave. - Property Index Number 16-07-102-030-0000

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

HEARING DATE: June 1, 2022

TIME: 7:00 p.m. or as soon thereafter as the Agenda permits

CALENDAR NUMBER: 14-22-Z

APPLICATION: The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, Rebecca Ralston, to operate a massage service establishment pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1041 Chicago Avenue, Oak Park, Illinois, Property Index Number 16-07-102-030-0000, in the NC Neighborhood Commercial Zoning District.

Dear Village of Oak Park Zoning Board of Appeals,

I am writing to you to lend my support to the immediate opening of Rebecca Ralston's Bodywork. I have been a client of Rebecca's for 3 years. I was lucky enough to have someone give me a session as I was recovering from a terrible car accident. I began to go to Rebecca weekly as I rehabbed from a multiple surgeries on my pelvis, ankle and knee. She coordinated with the physical therapists I was working with and made sure I was on track with mobility goals. I have shed more than a few tears on her table as she supported me in all ways along my healing path.

She is also a tremendously responsible business owner, always going above and beyond through the pandemic to follow the rules and make her customers feel safe. She is a relatively small business and has gone out on a limb to stay and operate in Oak Park. This process has not been easy for her but she has not complained, please approve her so she can open this wonderful resource to the public.

We are incredibly lucky to have her in our community as a resource and guide.
I consider her part of my healthcare, and I can't wait for her new space to open!
Thank you for your consideration,
Emily Ruby

Sent from my iPhone

Bruce, Michael

From: Mary Lisa Wahlfeldt <marylisa67@yahoo.com>
Sent: Friday, May 27, 2022 1:00 PM
To: Zoning
Subject: Written testimony for Rebecca Ralston - 1041 Chicago Ave. - Property Index Number 16-07-102-030-0000

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

HEARING DATE: June 1, 2022

TIME: 7:00 p.m. or as soon thereafter as the Agenda permits

CALENDAR NUMBER: 14-22-Z

APPLICATION: The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, Rebecca Ralston, to operate a massage service establishment pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1041 Chicago Avenue, Oak Park, Illinois, Property Index Number 16-07-102-030-0000, in the NC Neighborhood Commercial Zoning District.

Dear Village of Oak Park Zoning Board of Appeals,

I am writing a letter of support for Applicant Rebecca Ralston, to operate her massage service business at the newly acquired building at 1041 Chicago Avenue, Oak Park, IL.

I have been a client of Rebecca's for over 12 years and can personally testify to her professionalism, the cleanliness of her facilities and most importantly her in-depth knowledge of the body (anatomy and physiology) to know which massage techniques to employ for each client situation. I suffered for 15+ years in the city from upper back and neck issues that doctors would only treat with drugs (anti-inflammatories and muscle relaxers). Rebecca has completely cured me from any neck and shoulder issues with her massage work, as well as giving me exercises and stretches to employ. When I recently injured my knee while skiing, she worked to reduce the inflammation, regain mobility and reduce my pain. I have recommended Rebecca to dozens of friends and family. She is trustworthy, reputable and the most accomplished massage therapist I know. We are lucky to have her in our community.

So, with respect, I ask the Oak Park Zoning Board to please do every thing in your power to approve and expedite the opening of Ralston Massage at 1041 Chicago Avenue, Oak Park.

Kind regards,

Mary Lisa Wahlfeldt

May 26, 2022

To: The Oak Park Zoning Board of Appeals
From: (Ms) Beril L. Basman, client of Rebecca Ralston of
Ralston Massage and Bodywork

Dear Board Members,

I am writing in relation to the public hearing and application listed below, in strong support of the Ralston Massage and Bodywork.

I have been a client of this business and Rebecca for over 5 years, and drive in from my home in Chicago to see her. I am a 69 year old woman who often has pain related to extensive arthritis and often have had other issues as a result of exercise related injuries. Rebecca is the best, most extensively trained individual in her field my very picky Pilates instructor found after researching all over the Chicago area to refer clients to. Even though Ralston is located in Oak Park, this was the only person/business this knowledgeable dancer and Pilates instructor felt comfortable doing so.

I don't know what I would do if I did not have Rebecca Ralston's able and knowledgeable help. I urge you to allow her to continue the valuable service she provides me and all her clients in her new facility. I understand there are many like me who come in from Chicago and its suburbs.

Thank you for your consideration.

Beril L. Basman
901 S. Plymouth Ct. Apt. 205
Chicago, IL 60605
312-431-0416
b_basman@hotmail.com

HEARING DATE: June 1, 2022

TIME: 7:00 p.m. or as soon thereafter as the Agenda permits

CALENDAR NUMBER: 14-22-Z

APPLICATION: The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the **Applicant, Rebecca Ralston, to operate a massage service establishment pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1041 Chicago Avenue, Oak Park, Illinois, Property Index Number 16-07-102-030-0000, in the NC Neighborhood Commercial Zoning District.**

Bruce, Michael

From: Paul Seavey <cvdadof4@gmail.com>
Sent: Sunday, May 29, 2022 12:14 PM
To: Zoning
Subject: Ralston special use permit application - June 1 meeting

Follow Up Flag: Follow up
Flag Status: Flagged

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

To whom it may concern,

We, Paul and Katherine Seavey, have been homeowners in Oak Park for more than 25 years. We currently reside at 201 South Euclid Avenue, OP 60302 (PIN 16-07-406-010-0000). We have been clients of Ralston Massage and Bodywork for at least 10 years.

Rebecca Ralston is an extremely knowledgeable, professional and dedicated practitioner of massage therapy. We find her services vital to continued good health and mobility. She has contributed to our changed focus on living a healthy lifestyle and we firmly believe her services have helped us avoid injury, prescription medication and/or limitations to our activity levels. During our time as clients, we have suffered sports related injuries that required surgery. We included Ralston Massage and Bodywork as important components of our rehabilitation following those procedures.

We strongly support the special use permit application and believe that Oak Park would suffer a meaningful loss if Ralston Massage and Bodywork was forced to relocate to a different community.

Sincerely,
Paul and Katherine Seavey

Bruce, Michael

From: Allison Meyer <allisoncasciari@protonmail.com>
Sent: Saturday, May 28, 2022 12:07 PM
To: Zoning
Subject: Index number 16-07-102-030-0000

Follow Up Flag: Follow up
Flag Status: Flagged

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The Zoning Board of Appeals

Index number 16-07-102-030-0000

Ralston Massage and Bodywork would be a wonderful addition to the Oak Park Community.

I have been a client of Rebecca Ralston for over 10 years. She is professional in her service and diligent in managing her business. It would be enriching for the Oak Park community to have a business owner who is committed to beautifying the property and providing a positive service.

As a home owner in the Frank Lloyd Wright Historical District, I support Ralston Massage and Bodywork and look forward to the business opening.

Allison Meyer
300 Forest Ave.
Oak Park, IL 60302
(708) 955-8168

Sent from ProtonMail for iOS